

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name:
American Telecom Partners, LLC
Site Plan Review
1900 S.R. 84

Case #: 91-R-02

Date: 8/27/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings for review and approval prior to final DRC authorization:
 - a) Paving, Grading, and Drainage Plan
 - b) Water and Sewer Plan
3. Since the access to this property is wider than typical two-directional access (35.36', where typ. is 24') and radii are sufficient the Engineering Department supports the applicant's single and double car stacking areas shown.
4. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: American Telecom Partners,
LLC

Case #: 91-R-02

Date: 8-21-02

Comments:

No Comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: American Telecom Partners, LLC

Case #: 91-R-02

Date: August 27, 2002

Comments:

This application is rejected. Applicant must comply with City Ordinance Section 47-18.11. Applicant shall pay special attention to Section 47-18.11 D 2 and provide documentation required by Section 47-18.11 d 3 a – i.

Recommendations:

Resubmit application with all supporting documentation as required by City Ordinance Section 47-18.11.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: American Telecom Partners, LLC

Case #: 91-R-02

Date: 8/27/02

Comments:

1. Indicate any existing trees or palms on site or adjacent R.O.W. All Tree Preservation Ordinance requirements apply.
2. Make sure there is no conflict with utilities (such as overhead powerlines). A palm is shown under an overhead powerline (although it may be high enough overhead).
3. Add rain sensor requirement to irrigation note.
4. Verify any planting requirements relating to the S.R. 84 Inter-district Corridor Regulations. Modify the Landscape Plan as required. Also, cluster tall palms (such as Washingtonias) in the vicinity of the tower.
5. Make sure the street tree scheme is consistent with that existing on neighboring properties. Reference adjacent plantings if required.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: American Telecom Partners, LLC

Case #: 91-R-02

Date: August 27, 2002

Comments:

Request: Site Plan Level III review for conditional use (cell tower) and watercraft repair.

1. It is acknowledged that this site has received a variance on August 14, 2002, to allow a cell tower within the B-2 zoning district as a conditional use. Conditional uses require Planning & Zoning Board approval. A separate application for their review is required.
2. This site is subject to the State Road 84 Zoning in Progress regulations. Please revise the plans to meet these requirements (see attached). Staff suggests shifting the proposed building to a north-south orientation in order to meet the build-to requirement.
3. Discuss parking calculations with zoning representative.
4. Communication facilities are subject to ULDR Section 47-18.11. Section D.3.a-j of this section includes additional application requirements. Provide a response to these prior to applying to the Planning & Zoning Board.
5. Increase the height of the landscaping around the fence which will screen the tower equipment. Staff recommends Royal Palms.
6. Are any external wires proposed that are not shown on the elevation? Show full details of the tower structure.
7. Provide two additional trees in the rear of the property to enhance the view from the residential area. Nonresidential uses within 100 feet of residential property are subject to Neighborhood Compatibility requirements (ULDR Sec. 47-25.3).
8. Additional comments may be forthcoming at DRC meeting.

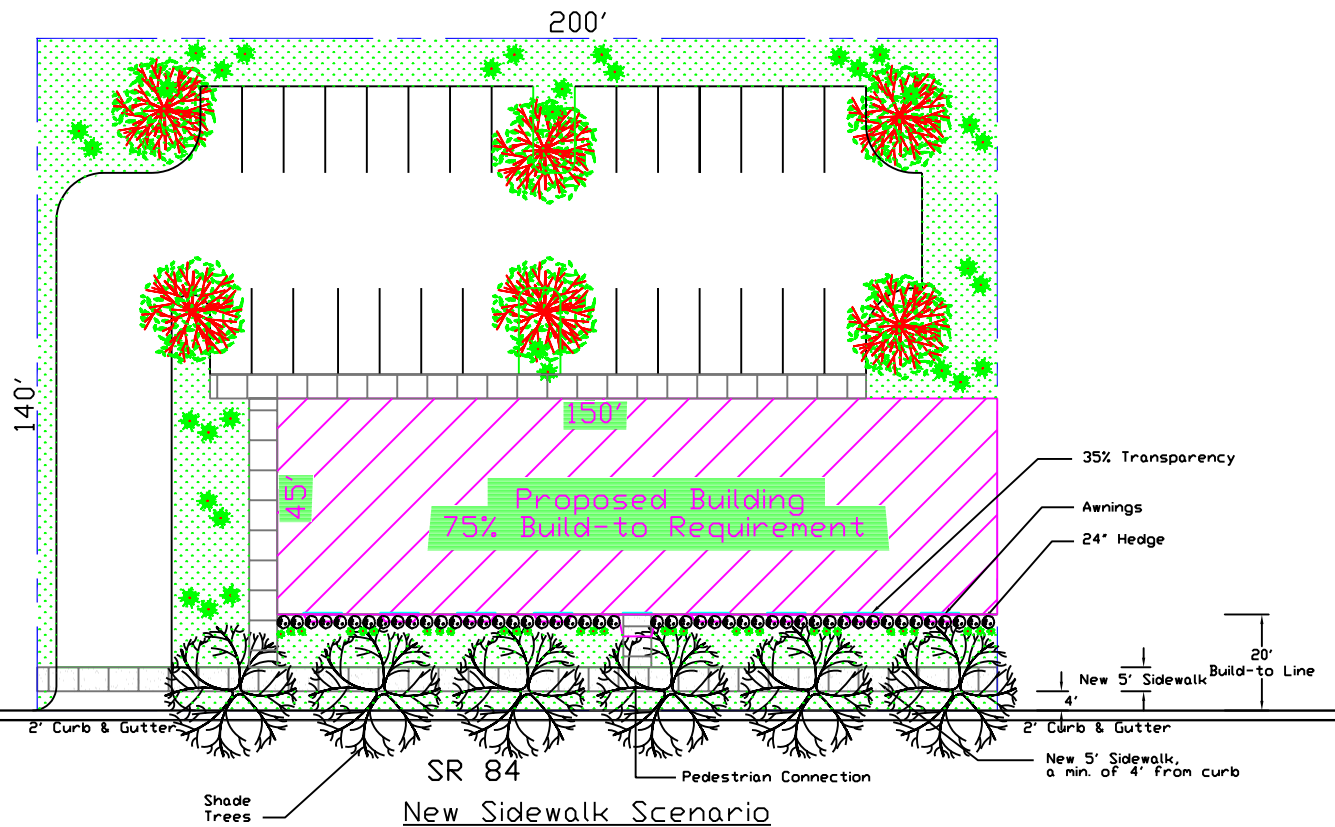
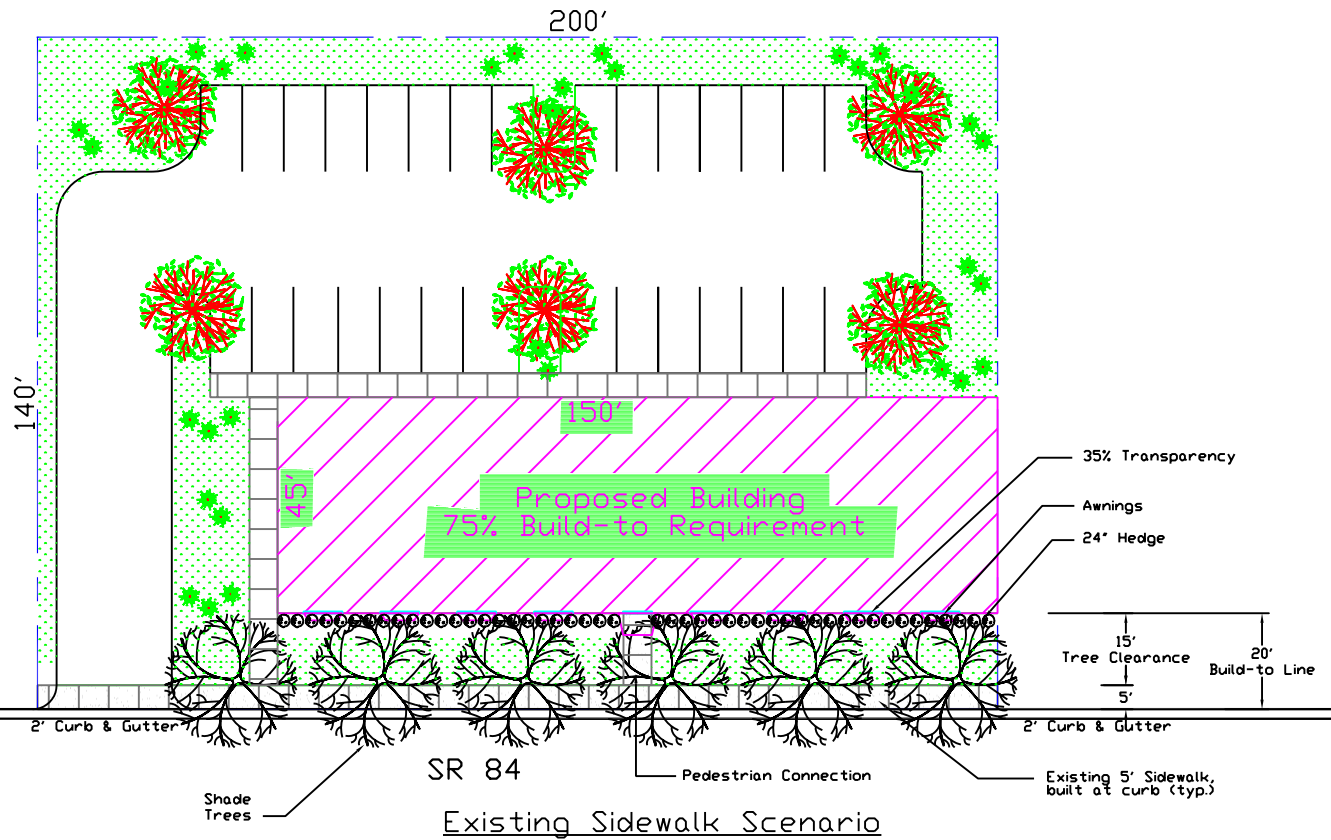
Zoning In Progress (ZIP) for Properties Fronting SR-84 Between the East side of Federal Highway and Interstate 95

*******Effective July 2, 2002*******

	Requirement	Current SR84 Interdistrict Corridor ZIP Regulations
1.	Shade Trees	<p>A row of shade trees shall be planted within 12-ft from the edge of curb or pavement or as otherwise directed by FDOT. [Species at least 14-ft to 16-ft in height at time of planting except under power lines: Live Oak and Gumbo Limbo]. If located under existing overhead power lines: Silver Buttonwood and Wax Myrtle. The Landscape Plans Examiner may permit non-shade trees in certain locations to maintain visibility and promote safety for parcels with the front of the building facing and having access to Federal Hwy.</p> <p>Note: Per Sec. 47-21.6.F.1 of the ULDR, shade trees shall be located a minimum of 15-ft away from structures and 30-ft from other shade trees.</p>
2.	Sidewalks	<p>If existing sidewalk is in disrepair & needs to be replaced, it shall meet the following requirements: Installed at least 4-ft from the edge of pavement or curb and min. 5-ft in width. Existing non-conforming sidewalks may remain if they are in good condition. All above requirements to be determined by DRC.</p>
3.	Build-to Requirement	<p>A minimum of 75% of the linear frontage of a parcel shall be occupied by the principal structure and located within 20-ft of the edge of curb or pavement.</p> <p>DRC can approve a reduction to allow for one two-way driveway access (typically 24-ft) and a single row of parking perpendicular to State Road 84.</p> <p>Note: Parcels with the front of the building facing and having access onto Federal Highway and double-fronted, triangular shaped parcels are exempt from this requirement.</p>
4.	Architectural Requirements	<p>a) 35% of the first floor facade shall use transparent elements. b) Awnings, canopies or arcades shall be required over all doors, windows and transparent elements. c) A pedestrian connection must be provided between the principal entrance of the structure and sidewalk.</p> <p>Note: Parcels with the front of the building facing and having access onto Federal Highway are exempt from these requirements. Double-fronted, triangular shaped parcels are exempt from 4a) and 4b).</p>
5.	Landscape Area Requirement	<p>a) A (continuous) hedge abutting the front of the building, at least 24" in height.</p> <p>b) Instead of a hedge as described in 5a), double-fronted, triangular shaped parcels shall provide:</p> <ol style="list-style-type: none"> 1) A minimum 2-1/2-ft wide and average 15-ft wide landscaped area consisting of a variety of planting materials and shade trees along the SR 84 street frontage will be required. However, when the site plan configuration or other regulations preclude these plantings from being located entirely along SR 84, as determined by the DRC, they shall be located around the perimeter of the parcel, with the maximum possible located along SR 84. 2) A landscaped area consisting of a combination of hedges and groundcover of varying species shall be provided in front of all opaque wall sections when visible from SR84.

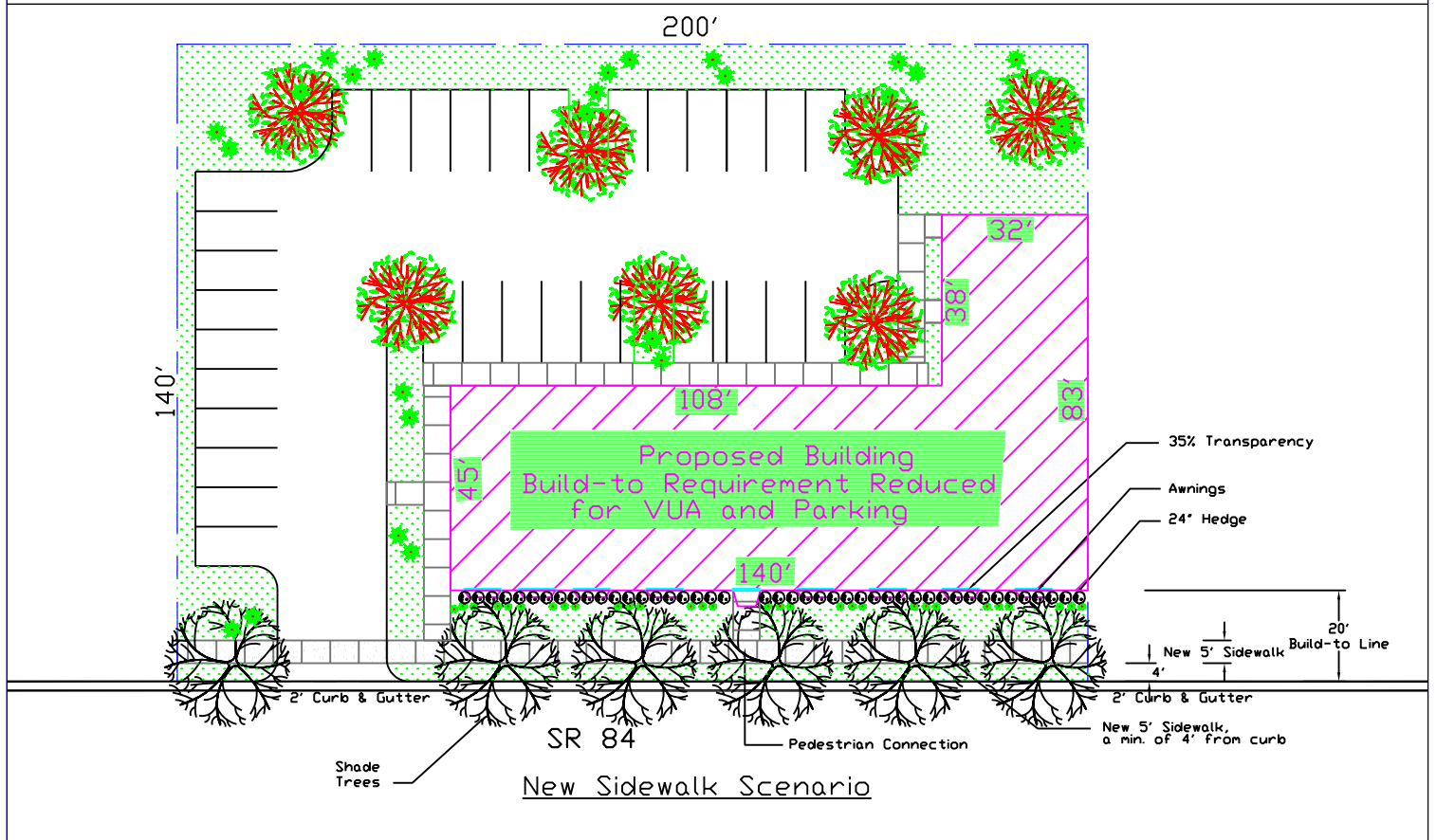
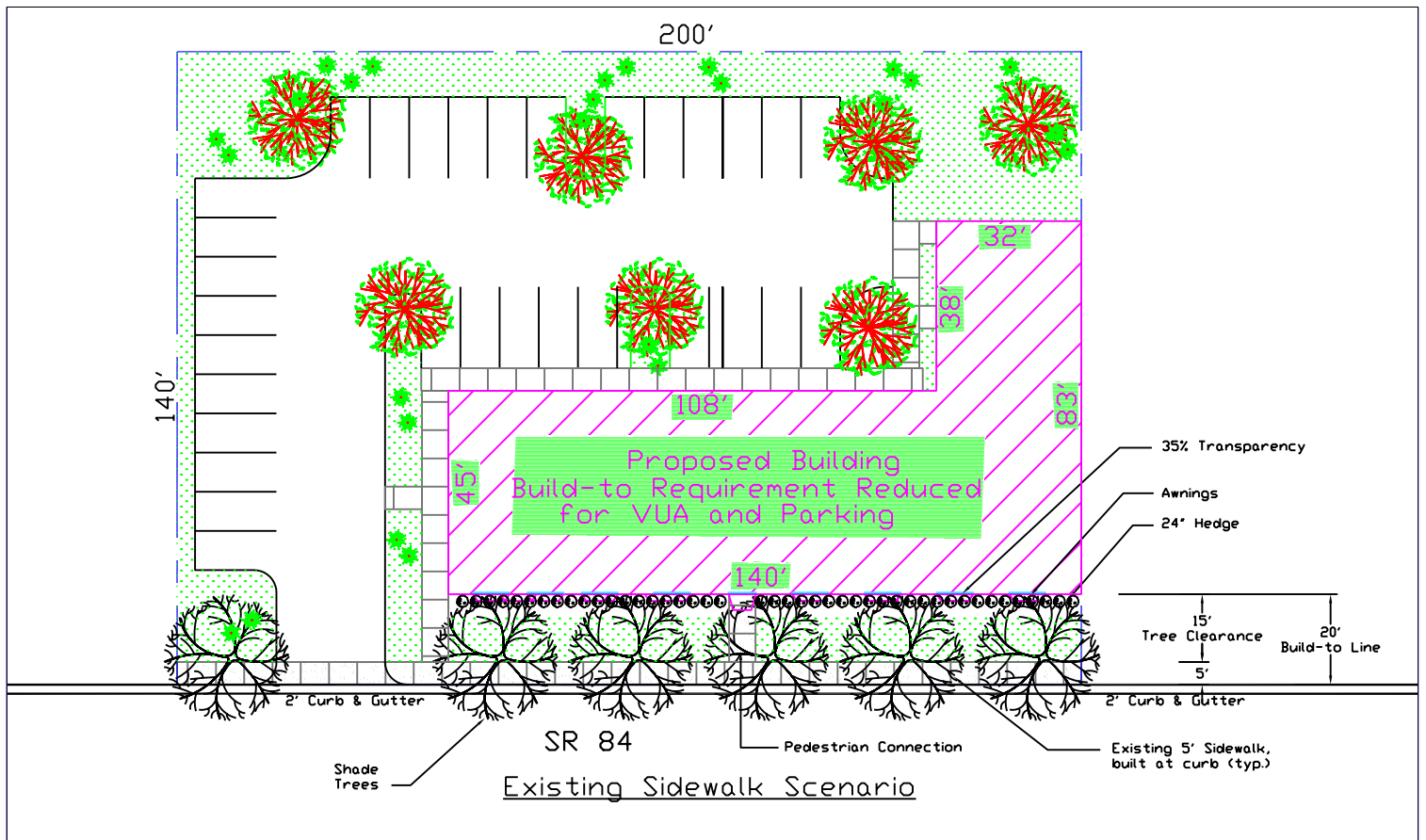
NOTE: THE ABOVE ZIP REGULATIONS ARE APPLIED TO NEW **AND** EXISTING DEVELOPMENT WHEN A CHANGE OF USE OCCURS.

- Original ZIP by CC– November 7, 2000
 - Presented to PZB – January 11, 2001 (deferred)
- Revised ZIP by CC – May 1, 2001
 - Revised ZIP by CC – July 2, 2002



Current SR 84 ZIP: 75% Build-to Requirement
Existing and New Sidewalk Scenarios

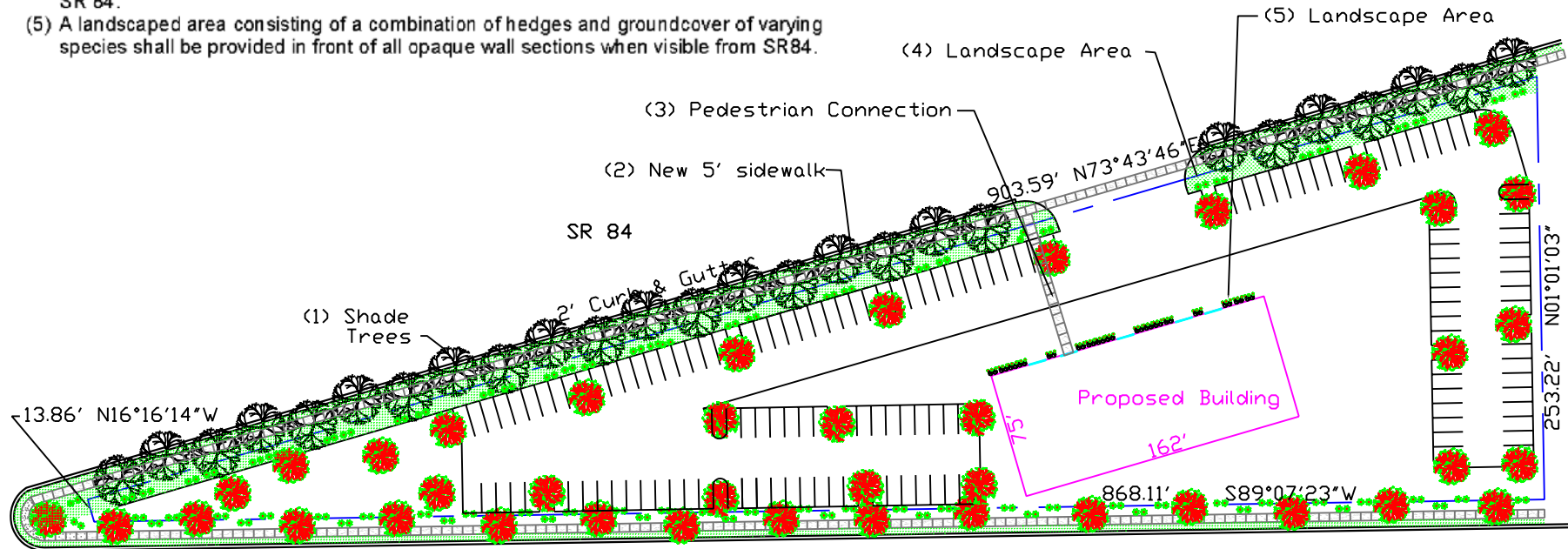
SCALE: 1"=40'



Current SR 84 ZIP: Reduced Build-to Requirement Existing and New Sidewalk Scenarios

SCALE: 1"=40'

- (1) A row of shade trees shall be planted within 12 feet from the edge of curb or pavement or as otherwise directed by FDOT. [Species at least 14' to 16' in height at time of planting except under power lines: Live Oak and Gumbo Limbo]. If located under existing overhead power lines: Silver Buttonwood and Wax Myrtle. The Landscape Plans Examiner may permit non-shade trees in certain locations to maintain visibility and promote safety for parcels with the front of the building facing and having access to Federal Highway
- (2) If existing sidewalk is in disrepair & needs to be replaced, it shall meet the following requirements: Installed at least 4-ft from the edge of pavement or curb and min. 5-ft in width. Existing non-conforming sidewalks may remain if they are in good condition. All above requirements to be determined by DRC.
- (3) A pedestrian connection must be provided between the principal entrance of the structure and sidewalk.
- (4) A minimum 2-1/2 feet wide and average 15 feet wide landscaped area consisting of a variety of planting materials and shade trees along the SR 84 street frontage will be required. However, when the site plan configuration or other regulations preclude these plantings from being located entirely along SR 84, as determined by the DRC, they shall be located around the perimeter of the parcel, with the maximum possible located along SR 84.
- (5) A landscaped area consisting of a combination of hedges and groundcover of varying species shall be provided in front of all opaque wall sections when visible from SR84.



SR 84 ZIP for Double-fronted Triangular Shaped Parcels (typ.)

Landscape Area Requirement in lieu of Build-to Requirement

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: American Telecom Partners, LLC

Case #: 91-R-02

Date: August 27, 2002

Comments:

Warehouse doors should have a secondary locking system.

All exterior doors should be part of a perimeter intrusion detection system.

Rear doors should have a 180 degree peep hole.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: American Telecom Partners, LLC

Case #: 91-R-02

Date: 08/27/02

Comments:

1. The proposed development site plan is subject to the State Road 84 Zoning in Progress.
2. Parking data does not comply with Section 47-20.2. Table of Parking Requirements. 2 spaces per service bay plus 1 space per 250/sq ft of office equals 9 spaces. (Check tower parking requirements).
3. Conditional uses requires Site Plan Level III review.
4. Additional comments may be forthcoming at the DRC meeting.